

DENALI BOROUGH, ALASKA
Management of Denali Borough Real Property
Annual Work Plan
FY 2022

Title 4 states that the mayor or designee shall prepare by March 1st of each year a work plan for borough real property specifying disposal, sale, leasing and exchange plans for the coming year, and more general intentions for the subsequent five years. Following review by the planning commission, the annual work plan shall be submitted to the assembly. Elements of the work plan shall include:

1. A summary of the previous year’s actions, expenditures and revenues; a general overview of intentions for future real property management actions.
2. A current inventory of the location and status of borough real property.
3. Proposed actions concerning real property for the coming year:
 - a. Priority areas for management plans including real property classification.
 - b. Priority areas for real property disposals, sales, acquisitions, and/or leases.
 - c. Other land management priorities, including issuance and/or renewal of use permits.
4. Anticipated finances of real property activities, including:
 - a. Projections of revenue from sales, leases, permits or fund investments for the coming year.
 - b. Anticipated expenditures including costs for staff, contractors, capital improvements or other activities.
5. Preliminary plans for borough real property for the following five years, including:
 - a. Likely locations of future management plans, disposals, leases, exchanges and larger scale permits or rights of way.
 - b. Planned changes in management activity.

Summary of FY 20 and FY 21 Land Management Enterprise activities

<u>Income</u>	<u>FY20</u>	<u>FY21 (as of January 31, 2021)</u>
Land sales:	no new sales	no new sales
Gravel sales:	\$ 1,497.00	\$ 1,260.00
Land leases:	\$ 24,029.00	\$ 833.00
Land sales interest:	\$ 3,197.00	\$ 1,743.00
Land sales received:	\$ 22,237.00	\$ 6,769.00
Application fees:	\$ 305.00	\$ 250.00
Total income:	\$ 51,265.00	\$ 10,855.00

Land sales receivable: \$ 163,486.00 (as of Jan 31, 2021)

Total operating expenditures for land management activities FY20: \$ 170,041.00

Currently budgeted operating expenditures for land management activities FY21 (as of 1/31/21):
 \$ 260,050

Land Management Capital Fund (as of 01/31/21): \$ 343,663.00

The land management capital fund had disbursements for the community mapping project.

Projects the Land Planner worked on for the past year have included:

- Worked with the Assembly to adopt the management plan for all the borough municipal property at their August 5th meeting.
- During the summer months of 2020 the Planning Commission conducted walking tours of borough land in the Healy area that were mentioned in the Management Plan the Assembly was reviewing to adopt. These walking tours took place during the commissions regularly scheduled meeting days and the public was invited to join.
- Worked with the Planning Commission and Assembly to amend Title 9.15 Zoning - Local Option which revised the local option process and it added code language for the creation of a conditional use permit system. To have a conditional use permit system the borough changed its zoning from unrestricted to general use.
- Worked with the Assembly to decide on an area wide addressing system for the borough and they choose the street length system.
- Worked on creating maps with known roads and currently known road names to start the public process of renaming or naming unnamed roads within the borough. The first round of road naming kicked off with a 30-day comment period the month of March and then public virtual meetings were held April 6th, 7th, and 8th so in person discussion could happen and peoples' new name suggestion could be talked about.
- Working with the surveying company GPS, INC to finish up the boundary surveys of the parcels we selected in the Otto Lake and Northern Anderson areas so we can get the patents for these properties.
- Received the survey instructions from DNR for the rest of the Panguingue and Healy Municipal Land Entitlement areas. We have not hired a surveyor for this boundary survey yet.
- Did monthly meetings with GPS, Inc and the State Department of Commerce, Community, and Economic Development Division of Community and Regional Affairs (DCCED-DCRA) to complete the community mapping project within the Denali Borough. We finalized the project at the end of January 2021 and have received paper copies and digital files of our aerial imagery. The public can view the maps on the DCRA Community Profile Maps website at <https://dced.maps.arcgis.com/apps/webappviewer/index.html?id=18fdb060875740fdad22099ca779d637>.

At the August 2019 Assembly meeting it was decided to go with the street length addressing system but then at their January 2020 meeting the Assembly reconsidered to go with the baseline addressing system. While drafting code language for the street length system the land planner found this system depended a lot on the land planner position to keep consistency over time and it would require multiple rules to be adopted over time to keep consistency. This system also did not leave room for growth. With the inconsistency and lack of growth ability this would lead to requiring an effort to re-address areas of the borough. Staff had preferred the baseline addressing system because we designed it to allow for growth and for minimum re-addressing efforts needed. At the December 9, 2020 Assembly meeting the Assembly choose to adopt the street length addressing system because it was easier for the general public and local emergency responders to understand. The planner worked with the local emergency responders to try to develop a street length system that will allow for growth.

Trena Haugen has been working with the Alaska Department of Transportation (AK DOT) and National Park Service Rivers, Trails, and Conservation Assistance Program (RTCA) group to plan for the Bison Gulch / Mount Healy trail head parking area. This project is mostly being funded by the Federal Land Access Program (FLAP) Grant and the borough was awarded \$554,553 for the Bison

Gulch / Mount Healy trail head parking area which will be located north of Antler Creek. The borough contributed about \$8,000 as part of the grant requirements.

After DOT did further analysis of the project area by Bison Gulch it was discovered that this area was not suitable for a parking area and trailhead project, so the project was moved about 1 mile north of Bison Gulch to about 2,000ft north of Antler Creek. The new project area north of Antler creek also had an issue with using the DOT right-of-way as the parking area because of utility lines above and below ground so DOT and the Denali Borough decided to do an easement agreement were the parking area and trail head with be on borough land. More information about the project can be found at <http://dot.alaska.gov/nreg/bison-gulch/>.

Projects for the upcoming year will be:

- To continue to work on the addressing project by adopting an official street name list. This will be accomplished by holding more public meetings about renaming and naming unnamed streets within the borough. Once some streets are ready to be adopted, they will go before the planning commission by resolution for a public hearing. Street names will probably be adopted in phases of when they are ready.
- Once the street names are adopted then the borough can start accepting address request applications and start building our addressing GIS database. A consultant is planned on being hired to help build the database.
- Work on drafting code language for reserved chapter in code for road construction standards.
- Continue to work with the surveying company GPS, INC to finish up the boundary surveys of the parcels we selected in the Otto Lake and Northern Anderson areas so we can get the patents for these properties.
- Next spring, we will want to hire a surveyor to complete the boundary survey of the rest of the Panguingue and Healy Municipal Land Entitlement areas.
- Work with the planning commission to do a more in-depth management plan for some of the areas in the management plan. The Healy, Otto Lake, Slate Creek, Panguingue, and Quota Subdivision areas have some active issues and lease requests we inherited from the state when we were conveyed the various municipal land entitlements and we need to resolve these issues.

The Planning Commission is going to review Chapter 9.12 Titled Street Naming Methods to see if they would like to amend the portion pertaining to the standards for naming streets. During the 30-day commenting period and virtual public meetings it was brought the commissions attend that several citizens did not agree with some of the standards and believed they were unnecessary.

If the planning commission decides to change code, then Administrative Assistant, Sherry Shorey, will help the Land Planner work through the compiled list of currently platted and identified road names that will need to change to meet new code standards.

Priority areas for land sales are in Healy, McKinley Village, and Anderson. Priority areas for leases are in Healy, McKinley Village, Denali Highway, and Anderson. The borough does not have land within Cantwell's populated area. Our municipal land is about 16 miles out on the Denali Highway. The property the Cantwell school and the Cantwell Transfer Station is on used to belong to Ahtna but was transferred into a State Municipal Land Trust along with the rest of the lands set aside through the ANCSA 14(c)(3) process for the community of Cantwell.

The Land Management Fund is not anticipating any new revenue sources for the upcoming year. The borough has acquired a long-term lease issued by the state for lands that were conveyed to the borough. We can anticipate we will continue to receive revenue from application fees for permits,

leases, subdivision plats, and from gravel sales. The revenue we received in the past came from two leases, temporary use permits, gravel sales, and property sales within the Panguingue Creek Subdivision.

Anticipated expenditures include staff training at the annual conferences for the Alaska Municipal League (AML), Alaska chapter American Planning Association (AK APA), and training through ESRI to learn how to maintain the GIS data for the addressing project. The Planning Commissioners will also have the opportunity to attend the annual AK APA conference in February. Other anticipated expenditures for the upcoming year will include recording fees for the plat and quitclaim deed of the land being exchanged with the City of Anderson. The borough will need to plan for hiring a surveyor to complete the boundary surveyor that DNR has given us the for the parcels we selected in the rest of the Panguingue and Healy MLE areas.

The plans for the next 5 years will include submitting for more survey instructions, working on doing more in-depth planning within our management plans, rolling out the addressing system, updating the base map, updating the comprehensive plan and completing some of the goals set forth within. Since Ahtna has completed the ANCSA 14(c)(3) for the community of Cantwell we will continue to work with the community of Cantwell and the State to acquire the land the Cantwell school and the Cantwell transfer station are on. The more in-depth planning effort within our management plans will help to located areas to lease and to sell so that we can create more subdivisions, which will provide more revenue for the land management fund.

A current municipal land inventory has been compiled into tables showing the acreage and location based on the municipal entitlement selection names. A vicinity map is also included to help visualize locations within the borough.

Table 1. Location of municipal land the Denali Borough has been patented or deeded.

Patented/Deeded	
Location	Acres
Anderson Road (School)	39.86
Anderson	486.47
Landfill	1773.92
Brown's Court - Windy Hills	1340.82
Quota Subdivision	99.828
Ferry	0.125
Panguingue	1013.25
Otto Lake	281.09
Yanert	176.751
TOTAL	5,212.114

Table 2. Location of municipal land the Denali Borough has been granted management authority.

Management Authority	
Location	Acres
Anderson/Clear Area (Anderson, Anderson Road, Anderson Subdivision, Swan Lake & Landfill)	3877.474
Brown's Court (Windy Hills Subdivision, Liaho Airstrip)	511
Quota Subdivision (Kobe Ag. Area)	370
Rex Bridge	559
West	5760
East	5760
Slate Creek	10448.87
Healy	731
Panguingue	3425
Otto Lake	644
Antler Creek	848
Montana Creek	4482
Yanert & Yanert B	2967.949
Nenana River 1	80
Nenana River 2	4,165

TOTAL 44,629.293

Table 3. Municipal land the Denali Borough has either leased, sold or donated.

Disposal		
Description	Disposal Type	Acres
Lot 2-A ASLS 82-91	Deeded to McKinley Village Volunteer Fire Department & McKinley Park Community Club	5.08
Panguingue Creek Subdivision Lots	Sold 18 Lots	112.67
Within SE1/4 Section 34, T13S, R7W, F.M.	Leased to Grande Denali Hotel-Private non-exclusive easement	9.08
Tract U2, ASLS 84-25	Leased to GVEA	2.5
Alaska State Land Survey 94-97 located within the NW1/4 of Section 6, T13S, R7W, F. M.	Leased to Denali RV Park & Motel	10

TOTAL 139.33

Table 4. Land the Denali Borough Leases

Description	Acres
The borough leases the property the Otto Lake Lions Club park is on from the Alaska Railroad to sublease to the Healy Valley Lions Club.	13.20

Map 1. Vicinity Map of Denali Borough Municipal land.

(Patented, Deeded & Management Authority)

NOTE: Conditionally approved land is reserved for when we complete all our boundary surveys to make up any acreage to complete the municipal entitlement land allocated to us.

FY 2022 Annual Work Plan was drafted by the Land Planner, Marsha Lambert.